

# \$523,000 - 1432 43 Street Ne, Calgary

MLS® #A2253881

## \$523,000

4 Bedroom, 3.00 Bathroom, 1,040 sqft  
Residential on 0.09 Acres

Marlborough, Calgary, Alberta

This charming Marlborough bungalow blends the character of a mature neighborhood with modern updates throughout. Inside, youâ€™ll find a stylish fresh kitchen with trendy butcher block counters & brand-new appliances, along with fresh paint throughout, new flooring on the main level, updated lighting throughout the home, and a fully renovated basement bathroom. Major upgrades â€” including a new furnace, hot water tank, and plumbing â€” mean peace of mind for years to come. The backyard has been cleared, offering a blank canvas for your dream landscape. With a separate basement entrance, suiting potential is a breeze. All thatâ€™s left to do is move in and make it yours!

Built in 1972

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253881    |
| Price          | \$523,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,040       |
| Acres          | 0.09        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1432 43 Street Ne |
| Subdivision | Marlborough       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 3L6           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance                       |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Partially Finished                                                 |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Back Yard, Gentle Sloping |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame, Aluminum Siding          |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 9                   |
| Zoning         | R-CG                |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Property Solutions Real Estate Group Inc. |
|----------------|-------------------------------------------|

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